

**NEWPORT
CONDOMINIUM ASSOCIATION**

Correspondence
Item No. 2j
Newport Banning Ranch
PA2008-114

June 18, 2012

Patrick Alford - Planning Manager
Michael Toerge - Chair, Planning Commission
City of Newport Beach
P.O. Box 1768
Newport Beach, CA 92663

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CITY OF NEWPORT BEACH

Dear Mr. Alford & Mr. Toerge:

Members of the Board of Directors for Newport Condominium Association (Newport Terrace) wish to clarify a letter dated November 7, 2011, sent for your attention responding to the draft Environmental Impact Report (dEIR) for the Banning Ranch Project. A statement contained in that letter surpassed the position agreed on by our Board of Directors. This letter clarifies Board's position on the Project. Our Board of Directors encourages individual residents to prepare letters expressing their opinions related to Banning Ranch. This letter notably deletes any preference to favor the Project with a reduced home count.

We hereby reject approval of the Project in its current form. After some review of the draft Environmental Impact Report, discussion amongst ourselves and homeowners from recent association meetings, we kindly request the preparation of a revised Environmental Impact Report to adequately address the comments below:

We wish for Bluff Road to terminate at 17th street. We want no extensions to 19th street. Original plans for Banning Ranch had major egress/ingress points at 15th, 16th, 17th streets and Pacific Coast Highway (PCH). The extension of Bluff Road to 19th street was stated repeatedly in related presentations as not part of the Project. (Section 4.9/ Transportation and Circulation)

Though not part of the present draft Environmental Impact Report for Banning Ranch Project, we object to construction of the 19th street Bridge. Originally, it was slated to connect 19th street to Banning Avenue in Huntington Beach. Our objection is for 2 reasons: 1) Claimed to not be vital to Banning Ranch Project in past presentation meetings the resulting traffic increases would severely impact Newport Terrace Condominiums. 2) Allowing extension of Bluff Road to 19th street may strengthen arguments to favor bridge construction. (Section 4.9/ Transportation and Construction)

We also strongly object to any future plans to connect Old Balboa Boulevard (our western boundary) to Huntington Beach. Extending it northbound to connect at Hamilton Avenue would severely impact traffic for Newport Terrace. Also, to construct this extension would wipe out tons of wild preserve resulting in losses to wildlife habitat of endangered animal species, plants, etc.

Sincerely,

Newport Terrace Board of Directors
Newport Beach, California 92663

Monica Kerr, President

John Sisker, Vice President

Ross Minion, Treasurer

Sara Barnett, Secretary

Robert Gilmore, Member at large

cc:

John Moorlach
Supervisor 2nd District
County of Orange

Nancy Garner
Mayor, Newport Beach